

004.0

0002

0007.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,063,400 / 1,063,400

USE VALUE: 1,063,400 / 1,063,400

ASSESSED: 1,063,400 / 1,063,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
83-85		MELROSE ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: BAZILE MARIE T	
Owner 2:	
Owner 3:	

Street 1: 83 MELROSE STREET	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry: <input type="text"/>
Postal: 02474	Own Occ: Y
	Type: <input type="text"/>

PREVIOUS OWNER
Owner 1:
Owner 2:
Street 1:
Twn/City:
St/Prov: <input type="text"/>
Postal: <input type="text"/>

NARRATIVE DESCRIPTION		SALES INFORMATION		TAX DISTRICT		PAT ACCT.					
This parcel contains 5,371 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Vinyl Exterior and 3459 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrrms.		Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5371		Sq. Ft.	Site		0	80.	1.08	1									464,905						464,900	

IN PROCESS APPRAISAL SUMMARY

Legal Description							User Acct
							3775
							GIS Ref
							GIS Ref
							Insp Date
							08/11/17



USER DEFINED

Prior Id # 1: 3775	
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	16:12:37
PRINT	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
LAST REV	
Date	Time
10/27/17	07:46:20
ekelly	
402	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Parcel ID										
004.0-0002-0007.0										
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	593,500	5100	5,371.	464,900	1,063,500	1,063,500	Year End Roll	12/18/2019
2019	104	FV	434,100	5100	5,371.	494,000	933,200	933,200	Year End Roll	1/3/2019
2018	104	FV	434,100	5100	5,371.	360,300	799,500	799,500	Year End Roll	12/20/2017
2017	104	FV	406,200	5100	5,371.	313,800	725,100	725,100	Year End Roll	1/3/2017
2016	104	FV	406,200	5100	5,371.	267,300	678,600	678,600	Year End	1/4/2016
2015	104	FV	360,100	5100	5,371.	261,500	626,700	626,700	Year End Roll	12/11/2014
2014	104	FV	360,100	5100	5,371.	215,000	580,200	580,200	Year End Roll	12/16/2013
2013	104	FV	375,400	5100	5,371.	204,600	585,100	585,100		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	19129-80		6/1/1988		236,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
3/10/2010	167	Dormers	21,500					NEW DORMER PER PLA	8/11/2017	MEAS&NOTICE	HS	Hanne S
									5/4/2009	Measured	163	PATRIOT
									9/20/1999	Mailer Sent		
									9/20/1999	Measured	263	PATRIOT
									10/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH											
Type: 13 - Multi-Garden	2	Rating: Good																					
Sty Ht: 2T - 2 & 3/4 Sty				A Bath:	Rating:																		
(Liv) Units: 2	Total: 2			3/4 Bath:	Rating:																		
Foundation: 3 - BrickorStone				A 3QBth:	Rating:																		
Frame: 1 - Wood				1/2 Bath:	Rating:																		
Prime Wall: 4 - Vinyl				A HBth:	Rating:																		
Sec Wall:	%			OthrFix:	Rating:																		
Roof Struct: 1 - Gable				OTHER FEATURES				RESIDENTIAL GRID															
Roof Cover: 1 - Asphalt Shgl				Kits: 2	Rating: Good			1st Res Grid				Desc: Line 1		# Units: 2									
Color: YELLOW				A Kits:	Rating:			Level				FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
View / Desir:				Fpl:	Rating:			Other															
GENERAL INFORMATION				WSFlue:	Rating:			Upper															
Grade: C - Average				CONDOS INFORMATION				Lvl 2															
Year Blt: 1925	Eff Yr Blt:			Location:				Lvl 1															
Alt LUC:	Alt %:			Total Units:				Lower															
Jurisdct: G12	Fact: .			Floor:				Totals				RMs:	10	BRs:	4	Baths:	2	HB					
Const Mod:				% Own:																			
Lump Sum Adj:				Name:																			
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN											
Avg Ht/FL: STD				Phys Cond: GD - Good	18.	%		Exterior:		No Unit	RMS	BRS	FL										
Prim Int Wall: 2 - Plaster				Functional:		%		Interior:		2	5	2											
Sec Int Wall:	%			Economic:		%		Additions:															
Partition: T - Typical				Special:		%		Kitchen:															
Prim Floors: 4 - Carpet				Override:		%		Baths:															
Sec Floors: 3 - Hardwood	25%			Total:	18.6	%		Plumbing:															
Bsmnt Flr: 12 - Concrete								Electric:															
Subfloor:								Heating:															
Bsmnt Gar:								General:															
Electric: 3 - Typical																							
Insulation: 2 - Typical																							
Int vs Ext: S																							
Heat Fuel: 1 - Oil																							
Heat Type: 5 - Steam																							
# Heat Sys: 2																							
% Heated: 100		% AC:																					
Solar HW: NO		Central Vac:	NO																				
% Com Wall		% Sprinkled:																					
MOBILE HOME				Make:				Model:				Serial #:			Year:		Color:						
SPEC FEATURES/YARD ITEMS																							
												PARCEL ID				004.0-0002-0007.0							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value					
3	Garage	D	Y	1	400	A	AV	1925		21.25	T	40	104						5,100				
More: N	Total Yard Items:	5,100		Total Special Features:			Total:	5,100															
 																							